

**COMMITTEE ON LAND USE**  
(Standing Committee of Berkeley County Council)

Chairman: Mr. Phillip Farley, Council Member District No. 1

A meeting of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, was held on **Tuesday May 11, 2010**, in the Assembly Room of the Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina, at 7:19 pm.

**PRESENT:** Chairman Phillip Farley, Council District No. 1; Committee Member Timothy J. Callanan, Council District No. 2; Committee Member Robert O. Call, Jr., Council District No. 3; Committee Member Cathy S. Davis, Council District No. 4; Committee Member Dennis L. Fish, Council District No. 5; Committee Member Jack H. Schurlknight, Council District No. 6; Committee Member Caldwell Pinckney, Jr., Council District No. 7; County Supervisor Daniel W. Davis, ex officio; Mr. Joshua Gruber, Assistant County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Committee Member Steve C. Davis, Council District No. 8 was excused.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

Chairman Farley: "I'd like to call the Land Use meeting to order. First on the agenda is the approval of the minutes from the April 12, 2010 meeting."

Committee Member Pinckney: "So move"

Committee Member Schurlknight: "Second"

Chairman Farley: "I have a motion and a second. Is there any corrections to these minutes? (No Response) All in favor, please say "Aye". (Ayes) Opposes "Nay"? (No Response) Motion carries. The minutes stand approved as presented."

It was moved by Committee Member Pinckney and seconded by Committee Member Schurlknight to **approve** the minutes as presented. The motion passed by unanimous voice vote of the Committee.

Chairman Farley: "Next, is Mr. Eric Greenway, Berkeley County Planning and Zoning Director in regards to approval to apply for a CHATS Metropolitan Planning Organization Transportation Enhancement grant. Mr. Greenway?"

**A. Mr. Eric Greenway, Berkeley County Planning and Zoning Director, Re: Approval to apply for a CHATS Metropolitan Planning Organization Transportation Enhancement grant** in the amount of \$59,137.50 with a 20% match in order to build Phase I of a pedestrian connection between the Shelling Neighborhood along Saint Thomas Drive to the existing Daniel Island bikeway on Daniel Island Drive.

Mr. Greenway: "Yes, we are before you this evening requesting permission to apply for a CHATS grant in the amount of \$59,137.50 to begin Phase I of a multi-use sidewalk trail project that would ultimately connect the Shelling Neighborhood down and adjacent to Daniel Island on St. Thomas Island to the existing pedestrian trail on Daniel Island. This project will be in at least two phases and possibly more. We will have to eventually build two pedestrian bridges and some additional trail on the Daniel Island side of the equation. It is unclear at this point whether or not Berkeley County, since the projects are in the city, would be the best entity to apply for that or if the City of Charleston would be the best entity. We are doing this Phase I project to try to get our foot in the door to start the project. We feel that the application is strong, if we are allowed to continue with the application because there are some additional pedestrian opportunities along Clements Ferry Road in the future that would make this application tie in well to those future pedestrian projects along Clements Ferry Road. And that is all we have unless you all have any questions."

Chairman Farley: "Thank you, Eric."

Committee Member Callanan: "Move for approval"

Committee Member C. Davis: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor, please say 'Aye'. (Ayes) Opposes 'Nay' (No Response) Motion carries."

It was moved by Committee Member Callanan and seconded by Committee Member C. Davis to **approve** the application of a **CHATS Metropolitan Planning Organization Transportation Enhancement grant** in the amount of \$59,137.50 with a 20% match in order to build Phase I of a pedestrian connection between the Shelling Neighborhood along Saint Thomas Drive to the existing Daniel Island bikeway on Daniel Island Drive. The motion passed by unanimous voice vote of the Committee.

**B. Consideration prior to First Reading of the following:**

**1. Request by Bobby Strickland, 2575 South Live Oak Drive, Moncks Corner, TMS #196-05-00-069 and 059 (1.95 +/- acres), from R-2, Manufactured Residential District to GC, General Commercial District. Council District No. 6.**

[Staff recommended approval]

[Planning Commission recommended approval]

Chairman Farley: "Next is Consideration prior to First Reading of the following. Request by Bobby Strickland in regards to TMS 196-05-00-069 and 059. This is going from R-2, Manufactured Residential District to GC, General Commercial District."

Committee Member Schurlknight: "Move for approval"

Committee Member Pinckney: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Schurlknight and seconded by Committee Member Pinckney to **approve** prior to **First Reading, the Request by Bobby Strickland**. The motion passed by unanimous voice vote of the Committee.

**2. Request by America's Home Place, Inc., for Marion McClennon, 1206 Seaboard Rd., St. Stephen, TMS #047-00-02-042 (1.0 acre), from GC, General Commercial District to F-1, Agricultural District. Council District No. 8.**

[Staff recommended approval]

[Planning Commission recommended approval]

Chairman Farley: "Number two is a request by America's Home Place, Inc. for Marion McClennon in regards to TMS 047-00-02-042."

Committee Member Pinckney: "Move for approval"

Committee Member Schurlknight: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor, please say 'Aye'. (Ayes) All opposed 'Nay'? (No Response) Motion carries."

It was moved by Committee Member Pinckney and seconded by Committee Member Schurlknight to **approve** prior to **First Reading, the Request by America's Home Place, Inc.** The motion passed by unanimous voice vote of the Committee.

**3. Request by Connie Shuler, 1545 Old Highway 6, Cross, portion of TMS #041-00-05-066 (1.5 acres), from F-1, Agricultural District to RNC, Rural & Neighborhood Commercial District. Council District No. 7.**

[Staff recommended approval]

[Planning Commission recommended approval]

Chairman Farley: "Number three is a request by Connie Shuler in regards to TMS 041-00-05-066."

Committee Member Pinckney: "Move for approval"

Committee Member Schurlknight: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Pinckney and seconded by Committee Member Schurlknight to **approve** prior to **First Reading, the Request by Connie Shuler**. The motion passed by unanimous voice vote of the Committee.

**C. Review** prior to **Second Reading** of the following:

**1. Bill No. 10-10, an ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Jeffery Moorer** for **Norman and Mary Laskey**, located approximately 2,340 L. F. east of the intersection of South Live Oak Drive and Cypress Gardens Road, Moncks Corner, **TMS #210-00-00-126** (10.35 acres), **from GC, General Commercial District to HI, Heavy Industrial District**. Council District No. 6.

Chairman Farley: "Next is review prior to second reading of the following. Bill No. 10-10 in regards to Jeffery Moorer for Norman and Mary Laskey in regards to TMS 210-00-00-126. Council District 6."

Committee Member Schurlknight: "Mr. Chairman, I'm going to move for denial on this. If I can get a second, I'd like to speak to it."

Committee Member Pinckney: "Second"

Chairman Farley: "I have a motion for denial and a second. Discussion?"

Committee Member Schurlknight: "Thank you. Mr. Chairman, I met last week with a lot of the residents on Lazy Hill Road. There is a lot of concern about this operation going on Cypress Garden, mainly the noise levels that it would be emitting right behind their properties. Also, the Planning Commission unanimously denied this request. I would like for Council to take serious consideration about this. I know we have had some problems on 176. My concern is taking that problem and moving another area and creating the same problem. As we looked at two weeks, right behind that property is already zoned heavy industrial. It is my understanding that the landowner is going to be coming in with a request to rezone that to residential, which would help that area back there. Lazy Hill Road is a very nice neighborhood. It's quiet, very well kept and there is also a development that's coming up right beside or in close proximity of this request. And if anybody has any questions, I will answer those."

Committee Member Callanan: "Mr. Chairman?"

Chairman Farley: "Yes sir, Mr. Callanan."

Committee Member Callanan: "I would request to see if this can be held because there are legal issues and I would like the opportunity to discuss it with the county attorney in Executive Session."

Chairman Farley: "If I can get Mr. Schurlknight and Mr. Pinckney to withdraw their motions, we can hold this for one month."

Committee Member Schurlknight: "I'll withdraw."

Committee Member Pinckney: "So will I."

Chairman Farley: "Ok, then the motion for denial has been withdrawn and the request to be held by Mr. Callanan will be honored. We will take this up, one month from today or one month at our next meeting for next reading."

**2. Bill No. 10-11, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Mark Wysong for multiple owners in Cainhoy Plaza "HPR", located at 2126 Cainhoy Road, Huger, TMS #248-05-01-001 through 248-05-01-028 and all common P.O.A areas (3.0 +/- acres), from RNC, Rural & Neighborhood Commercial District to LI, Light Industrial District. Council District No. 8.**

Chairman Farley: "Proceeding on, number 2 is Bill No. 10-11 in regards to Mark Wysong for multiple owners in the Cainhoy Plaza in regards to TMS 248-05-01-001 through 248-05-01-028 and all common areas from RNC, Rural and Neighborhood Commercial District to LI, Light Industrial District."

Committee Member Pinckney: "Move for approval"

Committee Member Callanan: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Pinckney and seconded by Committee Member Callanan to **approve** prior to **Second Reading, Bill No. 10-11.** The motion passed by unanimous voice vote of the Committee.

**3. Bill No. 10-13, an ordinance to amend and clarify certain sections of Ordinance No. 01-8-35, adopted August 27, 2001, Zoning and Development Standards Ordinance, "Berkeley County Zoning Ordinance" and amending Ordinances No. 02-08-33, 02-12-58, 04-11-68, 05-03-08, 05-08-58, 06-09-63, 06-12-92, 07-07-43, and 08-10-63 in regard to the proposed overlay district for Pimlico Subdivision with map.**

Chairman Farley: "Number three is Bill No. 10-13, an ordinance to amend and clarify certain sections....."

Committee Member Callanan: "Move for approval"

Committee Member Fish: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Callanan and seconded by Committee Member Fish to **approve** prior to **Second Reading, Bill No. 10-13**. The motion passed by unanimous voice vote of the Committee.

**D. Review prior to Third Reading of the following:**

**1. Bill No. 10-05, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: MeadWestvaco, located at intersection of Rose Drive, Turtle Pond Road, and U.S. Highway 17A, Summerville, TMS #221-00-00-137, -062, -083, -092, -087, -089, -145 and #221-16-01-019, -020, -022, -038 (47.91 acres), from R-1, Single Family Residential District; R-2, Manufactured Residential District; GC, General Commercial District; and OI, Office and Institutional District to PDMU, Planned Development-Mixed Use District. Council District No. 4.**

Chairman Farley: "Next is review prior to third reading for the following. Bill No. 10-05....."

Committee Member C. Davis: "Move for approval"

Committee Member Fish: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion on this issue? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries"

It was moved by Committee Member C. Davis and seconded by Committee Member Fish to **approve** prior to **Third Reading, Bill No. 10-05**. The motion passed by unanimous voice vote of the Committee.

**2. Bill No. 10-06, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Wash & Lizzie Johnson, 1727 County Line Road, Cross, TMS #051-00-00-010 (2.40 acres), from GC, General Commercial District to F-1, Agricultural District. Council District No. 7.**

Chairman Farley: "Number two is Bill No. 10-06..."

Committee Member Pinckney: "Move for approval"

Committee Member Fish: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Pinckney and seconded by Committee Member Fish to **approve** prior to **Third Reading, Bill No. 10-06**. The motion passed by unanimous voice vote of the Committee.

**3. Bill No. 10-07, an ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Ashley Surveying for Coleman Dangerfield**, 271 Lazy Hill Road, Moncks Corner, Portion of **TMS #196-00-00-037** (53 +/- acres), **from PDMU, Planned Development Mixed Use District to F-1, Agricultural District**. Council District No. 6.

Chairman Farley: "Number three is Bill No. 10-07 in regards to Ashley Surveying for Coleman Dangerfield..."

Committee Member Schurlknight: "Move for approval"

Committee Member Pinckney: "Second"

Chairman Farley: "I have a motion and a second. Is there any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Schurlknight and seconded by Committee Member Pinckney to **approve** prior to **Third Reading, Bill No. 10-07**. The motion passed by unanimous voice vote of the Committee.

**4. Bill No. 10-08, an ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Lewis Mills**, 2325 North Highway 17-A, Bonneau, **TMS #087-00-04-059** (0.50 acres), **from RNC, Rural & Neighborhood Commercial District to F-1, Agricultural District**. Council District No. 6.

Chairman Farley: "Number four is Bill No. 10-08 in regards to Lewis Mills....."

Committee Member Schurlknight: "Move for approval"

Committee Member Pinckney: "Second"

Chairman Farley: "I have a motion and a second. Any discussion? (No Response) All in favor? (Ayes) All opposed? (No Response) Motion carries."

It was moved by Committee Member Schurlknight and seconded by Committee Member Pinckney to **approve** prior to **Third Reading, Bill No. 10-08**. The motion passed by unanimous voice vote of the Committee.

Chairman Farley: "I'll entertain a motion to adjourn."

Committee Member C. Davis: "So move"

Committee Member Schurlknight: "Second"

Chairman Farley: "I have a motion and a second. All in favor? (Ayes) All opposed? (No Response) We stand adjourned."

It was moved by Committee Member C. Davis and seconded by Committee Member Schurlknight to **adjourn** the Committee on Land Use meeting. The motion passed by unanimous voice vote of the Committee.

The meeting ended at 7:27 pm.

June 14, 2011  
Date Approved



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Members: Mr. Timothy J. Callanan, District No. 2  
Mr. Robert O. Call, Jr., District No. 3  
Mrs. Cathy S. Davis, District No. 4  
Mr. Dennis Fish, District No. 5  
Mr. Jack H. Schurlknight, District No. 6  
Mr. Caldwell Pinckney, Jr., District No. 7  
Mr. Steve C. Davis, District No. 8  
Mr. Daniel W. Davis, Supervisor, ex officio

A **meeting** of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, will be held on **Tuesday May 11, 2010**, at **6:00 p.m.**, following other scheduled committee meetings in the Assembly Room, Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina.

**AGENDA**

**APPROVAL OF MINUTES**

**April 12, 2010**

**A. Mr. Eric Greenway, Berkeley County Planning and Zoning Director, Re: Approval to apply for a CHATS Metropolitan Planning Organization Transportation Enhancement grant** in the amount of \$59,137.50 with a 20% match in order to build Phase I of a pedestrian connection between the Shelling Neighborhood along Saint Thomas Drive to the existing Daniel Island bikeway on Daniel Island Drive.

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[Staff recommended approval]

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**4. Bill No. 10-08**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Lewis Mills**, 2325 North Highway 17-A, Bonneau, **TMS #087-00-04-059** (0.50 acres), **from RNC, Rural & Neighborhood Commercial District to F-1, Agricultural District**. Council District No. 6.

May 5, 2010  
S/Barbara B. Austin, CCC  
Clerk of County Council